

Site Plan
2001 0262

01 1330

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

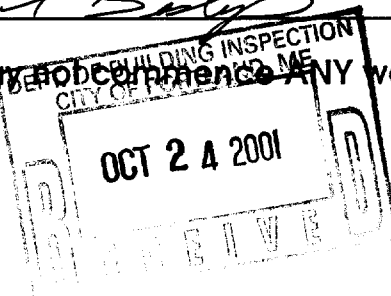
Location/Address of Construction: Raer 380 Warren Avenue			
Total Square Footage of Proposed Structure 6,000 SF		Square Footage of Lot 11,761 sf	
Tax Assessor's Chart, Block & Lot Chart# 303 Block# <u>E-G</u> Lot# 10		Owner: Delta Realty Co., Inc.	Telephone: 878-4650
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Delta Realty Co., Inc. 120 Exchange St. Portland, ME 04101		Cost Of Work: \$ 116,000.00 Fee: \$ 720.00
Current use: <u>Vacant</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>Cold Storage Building</u>			
Project description: 40' x 150' pre-engineered steel building with a low eave height of 18'-0" and a high eave height of 21'-4". This building will be used for cold storage by Door Services, Inc.			
Contractor's name, address & telephone:		Biskup Construction, Inc. P.O. Box 1058 Portland, ME 04104	
Who should we contact when the permit is ready:		<u>Jim Biskup</u>	
Mailing address:		P.O. Box 1058 Portland, ME 04104	
		Phone: 878-8112	

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: James T. Biskup Date: 10/24/01

This is not a permit, you may not commence ANY work until the permit is issued



Gayle 10/24/01

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2001-0262

Application I. D. Number

09/20/2001

Application Date

380 Warren Ave. 6000 SqFt

Project Name/Description

Delta Realty Co

Applicant

120 Exchange St. Ste 204, Portland, ME 04101

Applicant's Mailing Address

Delta Realty

Consultant/Agent

Agent Ph: (207)874-2080

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

380 - 380 Warren Ave, Portland, Maine

Address of Proposed Site

303 G010001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

6000 Sf

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input checked="" type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 09/21/2001

Zoning Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer Marge Schmuckal

Approval Date 11/01/2001 Approval Expiration 11/01/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 11/01/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0262

Application I. D. Number

09/20/2001

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120 Exchange St. Ste 204, Portland, ME 04101

Applicant's Mailing Address

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Agent Ph: (207) 874-2080

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

380 - 380 Warren Ave, Portland, Maine

Address of Proposed Site

303 G010001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 If electrical power is brought to the new building at any time in the future, upgrades to the emergency lighting will be made and any exterior lighting erected will be in compliance with the City of Portland Technical and Design Standard
- 2 The exterior storage located near the east end of the existing building will be removed from the site prior to the issuance of a certificate of occupancy

Approval Conditions of Fire

- 1 the fire department shall have access to two sides of the building

Approval Conditions of Zoning

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for any new signage.

Application ID Number: 1-1330

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 380 Warren Ave

Approval Date: 11/01/2001

Given On Date: 10/30/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 11/01/2001

Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Create Date: 10/30/2001 By gg

Update Date: 11/01/2001 By mes

Applicant: 380 Warren Ave (R)
Address: Bishop Court

01-1330

Date: 11/1/01

C-B-L: 303-G-010 to 012-18-19-22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing site

303-# 6, 7, 8, 9, 10

Zone Location - B-4

Interior or corner lot -

Proposed Use/Work - proposed 6,000 sq Bldg 40' x 150' Bldg warehouse storage for overhead doors

Sewage Disposal - city

Lot Street Frontage - 60' req 2 280' s calad

Front Yard - 20' min - 20' shown

Rear Yard - 20' min - 20' shown

Side Yard - 10' min - 50' shown
2 story (considered 2 story over 8' tall)

Projections - 5' x 5' concrete PAD

Width of Lot - 60' req - 300' + shown

Height - 65' MAX - 21' shown

Lot Area - 10,000 sq ~~123,471~~ sq GIVEN

Lot Coverage/Impervious Surface - 80% MAX or ~~121,916~~ 98,776.8 sq MAX
OR is under MAX of 66,316

Area per Family - N/A

Off-street Parking - See attached 34 sp. req 87 spaces shown
Structure

Loading Bays - 1 shown

Site Plan - M/M 01 2001-0262

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - zone X

No exterior storage shown or allowed

PACKAGE INDUSTRIES, INC.



**package
steel
building
SYSTEMS**

15 Harback Road • Sutton, MA 01590 • (508) 865-5871 • FAX: (508) 865-9130

10/17/01

Biskup Construction
P.O. Box 1058
Portland, ME 04104

Re: Delta Realty
Warren Ave.
Portland, ME 04103

Job No. 0109-082

40' Width x 150' Length x 18' E.H. x 1:12 Roof Slope
w/ Bay Spacing 6 at 25'.

Gentlemen:

This is to certify the above referenced building and its components have been designed in accordance with design procedures as specified in the following specifications. Loads are applied in accordance with the Building Code stated below.

American Institute of Steel Construction (AISC) - 9th Edition
AISI Specification for the Design of Cold-formed Structural Steel - 1996
American Welding Society Structural Steel Welding Code (AWS D1.1-98)

Building Code: BOCA 99

Dead Load: Metal building structure only as furnished by
Package Industries, Inc. or 3 psf minimum.

Live Load: 20 psf Collateral Load: 0 psf

Wind Load: 85 mph Exposure- B Wind Imp. Ftr.- 1.10

Ground Snow Load(Pg): 60 psf Roof Exp. Cat.- P (Partially Exposed)
Snow Exp. Ftr.(Ce) - 1.0 Snow Imp. Ftr (I)- 1.0
Roof Thermal Ftr.(Ct)- 1.2 (Unheated Structure)
Design Roof Snow Load: 50.4 psf

Seismic: Av= 0.10 Aa= 0.10 Seismic Imp. Ftr. - 1.00
R= 4.5 (Ordinary Moment Resisting Steel Frames)
R= 5.0 (Roof & Wall X-bracing)
W= (0.20) (Snow) + Dead

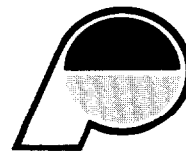
This Letter of Certification applies solely to the building and its component parts as furnished by Package Industries, Inc., and specifically excludes any foundation, masonry, or general contract work, including inspection and erection certification.

The Design and Certification for this project is in accord with the provisions and loads specified in the Order Documentation. The buyer is responsible to verify that specified loads are in compliance with the local regulatory authorities.

Sincerely,

Kenneth F. Mann, P.E.

PACKAGE INDUSTRIES, INC.



**package
steel
building**
SYSTEMS

15 Harback Road • Sutton, MA 01590 • (508) 865-5871 • FAX: (508) 865-9130

10/17/01

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Sincerely,


Kenneth F. Mann, P.E.

ALEXANDER HUTCHEON ASSOCIATES
ENGINEERS

519 CONGRESS STREET
PORTLAND, MAINE 04101
TELEPHONE 207 774-0484

November 13, 2001

Mr. Michael Nugent
Building Inspection Department
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Special Inspections; proposed Delta Realty Building
380 Warren Avenue, Portland, Maine

Dear Mr. Nugent:

This engineering firm will be providing the special inspections required for this project.

The material and work requiring special inspection for this project are:

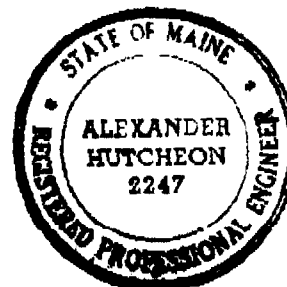
Prefabricated metal building
Erection of prefabricated metal building

The in-plant inspection of the metal building will be provided for me by a qualified representative of this firm.

Very truly yours,

ALEXANDER HUTCHEON Associates,
Engineers

Alexander Hutcheon
Alexander Hutcheon, P.E.
President



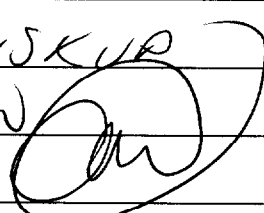
389 COngress St.
Portland, Maine 04101
Phone: (207) 874-8700
Fax: (207)874-8716

facsimile transmittal

To: Stephen Bradstreet/EER From: Mike Nugent
Fax: 774-6907 Date: November 6, 2001
Phone: 828-1272 Pages: 8
Re: 380 Warren Ave. CC:

Urgent For Review Please Comment Please Reply Please Recycle

Notes: Please find attached a copy of Certification forms for the above project. Please complete these and return them to this office. Also enclosed is Section 1705 of the BOCA Code. Special Inspections are required for this project. Please file a report of special inspections pursuant to section 1705.1.

11/9/01 RE FAXED TO BISKUP
(CONSTRUCTION) 



NOTES: N.R. — Not required
 N.A. — Not applicable

ADMINISTRATION (Chapter 1)

_____ Complete construction documents
 (107.5, 107.6, 107.7)

_____ Signed/sealed construction documents
 (107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

SI _____ Single Use Group _____ Specific occupancy areas (302.1.1)
 _____ Mixed Use Groups _____ Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503)	<u>100%</u>
% Reduction for height (Table 506.4)	- _____ %
% Increase for open perimeter (506.2)	+ _____ %
% Increase for automatic sprinklers (506.3)	+ _____ %
Total percentage factor	= _____ %
Conversion factor _____	
(Total percentage factor/100%)	

Open perimeter (506.2)	_____	_____	_____	_____
	North	East	South	West
Open perim. _____ ft.	Perimeter _____ ft.			
% Open perimeter = _____				
(Open perim./perim.) × 100%				
% Tab. area increase = _____				
(506.2) 2 × (% Open perim. - 25%)				

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area _____ ft.² Actual building height _____ feet _____ stories

Adjusted floor area* _____ ft.² Allowable building height _____ feet _____ stories

*Adjusted floor area = actual floor area/conversion factor

1st 6000 Proposed
 2nd 8400 Sq Ft Accused

Permitted types of construction _____ Type of construction assumed for review (602.3) 2C

CASE 2 — MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height (Table 503)
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories

*Adjusted floor area = actual floor area/conversion factor

$$\sum \frac{\text{Adjusted floor area}^*}{\text{Allowable area (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$$

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

UNLIMITED AREA ONE-STORY BUILDINGS

- | | | | |
|-------|--------------------------------------------|-------|----------------------------------|
| _____ | Use group classification (507.1) | _____ | School buildings (507.1.1) |
| _____ | Building height (story, feet) (507.1) | _____ | High-hazard use groups (507.1.2) |
| _____ | Type of construction (507.1) | _____ | Exterior walls (507.2) |
| _____ | Automatic sprinkler system (507.1, 904.11) | | |

MEZZANINES

- | | | | |
|-------|-------------------------|-------|------------------|
| _____ | Area limitation (505.2) | _____ | Openness (505.4) |
| _____ | Egress (505.3) | | |

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

- | | |
|-------|-------------------------------------|
| _____ | Tenant separations (402.4) |
| _____ | Egress (402.5) |
| _____ | Mall width (402.6) |
| _____ | Structural elements (402.7) |
| _____ | Roof coverings (402.8) |
| _____ | A-1, A-2 occupancy (402.9) |
| _____ | Automatic sprinkler system (402.10) |
| _____ | Standpipes (402.11) |
| _____ | Fire department access (402.12) |
| _____ | Kiosk requirements (402.14) |

_____ Parking structures (402.15)

HIGH-RISE BUILDINGS

- | | |
|-------|---------------------------------------------|
| _____ | Automatic sprinkler system (403.2) |
| _____ | Alternative sprinkler modifications (403.3) |
| _____ | Automatic fire detection (403.4) |
| _____ | Voice/alarm signaling systems (403.5) |
| _____ | Fire department communication (403.6) |
| _____ | Fire command station (403.7) |
| _____ | Elevators (403.8) |
| _____ | Standby systems (403.9) |
| _____ | Stairway doors (403.10) |

ATRIUMS

- Automatic sprinkler system (404.2)
- Occupancy (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Fire alarm system (404.6)
- Travel distance (404.7)

OTHER SPECIAL USE AND OCCUPANCY

- Underground structures (405.0)
- Open parking structures (406.0)

- Private garages (407.0)
- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

- Exterior walls
- Interior elements
- Roof

CONSTRUCTION DOCUMENTS (703.0)

- Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

	North	East	South	West
Fire separation distance	60+			
Loadbearing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nonloadbearing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Exterior opening protectives (705.3, 706.0)

- Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

- Exit enclosures (709.0, 710.0, 1014.11)
- Other shafts (709.0, 710.0)
- Mixed use and fire area separations (3.13.1.2)
- Other separation assemblies (302.1.1, Table 602)

FIRE PARTITIONS

- Exit access corridors (711.0, 1011.4)
- Tenant separations (711.0)
- Dwelling unit separations (711.0)
- Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION

- Fire and party walls (707.0 and Table 707.1)
- Smoke barriers (712.0)
- Nonloadbearing partitions (Table 602)
- Interior loadbearing walls, columns, girders, trusses (716.0)
- Supporting construction (716.0)
- Floor construction (713.0, 1006.3.1)
- Roof construction (713.0, 715.0)
- Penetrations (714.0)
- Opening protectives (717.0, 719.0, 720.0)
- Fire dampers (718.0)
- Fireblocking/draftstopping (721.0)
- Thermal and sound-insulating materials (723.0)

INTERIOR FINISHES (Chapter 8)

Smoke development (803.3.2)

Floor finish (805.0, 806.0)

Flame spread (803.4)

FIRE PROTECTION SYSTEMS (Chapter 9)

FIRE SUPPRESSION SYSTEMS (Where required)

Assembly (A-1, A-3, A-4) (904.2)

Assembly (A-2) (904.3)

Educational (E) (904.4)

High-hazard (H) (904.5)

Institutional (I) (904.6)

Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)

Residential (R-1) (904.8)

Residential (R-2) (904.9)

Windowless story (904.10)

Specific occupancy areas (302.1.1, 904.11)

Covered mall buildings (402.10)

High-rise buildings (403.2)

Atriums (404.2)

Underground structures (405.3)

Public garages (408.3.1)

Sound stages (411.7)

Stages and enclosed platforms (412.6)

Special amusement buildings (413.4)

HPM facilities (416.4)

Paint spray booths and storage rooms (419.3)

Unlimited area buildings (507.1)

Exit lobbies (1020.3)

Drying rooms (2806.4)

Waste- and linen-chutes/termination rooms (2807.6)

Refuse vaults (2808.4)

FIRE SPRINKLER SYSTEMS

NFPA 13 system (906.2.1)

NFPA 13R system (906.2.2)

NFPA 13D system (906.2.3)

Design (906.3)

Actuation (906.4)

Sprinkler alarms (906.5)

Sprinkler riser (906.7)

LIMITED AREA SPRINKLER SYSTEMS

Where permitted (907.2)

Design (907.3)

Actuation (907.4)

Standpipe connection (907.6)

Domestic supply (907.6.1)

Cross connection (907.6.2)

Shutoff valve (907.6.3)

OTHER SUPPRESSION SYSTEMS

Water-spray fixed systems (908.0)

Carbon dioxide extinguishing systems (909.0)

Dry-chemical extinguishing systems (910.0)

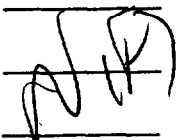
Foam-extinguishing systems (911.0)

Halogenated extinguishing systems (912.0)

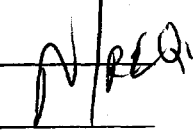
Clean agent fire extinguishing systems (913.0)

Wet-chemical range hood extinguishing systems (914.0)

STANDPIPE SYSTEMS

- _____ Building height (915.2.1)
- _____ Building area (915.2.2)
- _____ Malls (915.2.3)
- _____ Stages (915.2.4)
-  _____ Approved system (915.3, 915.3.1)
- _____ Piping design (915.4)
- _____ Water supply (915.5)
- _____ Control valves (915.6)
- _____ Hose connection (915.7)

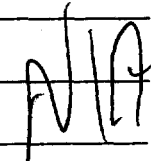
FIRE DEPARTMENT CONNECTIONS

-  _____ Required (916.1)
- _____ Connections (916.2)

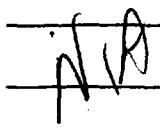
YARD HYDRANTS

-  _____ Fire hydrants (917.1)

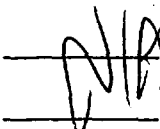
FIRE ALARM SYSTEMS

- _____ Approval (918.3)
-  _____ Assembly (A-4), Educational (E) (918.4.1)
- _____ Business (B) (918.4.2)
- _____ High-hazard (H) (918.4.3)
- _____ Institutional (I) (918.4.4)
- _____ Residential (R-1) (918.4.5)
- _____ Residential (R-2) (918.4.6)
- _____ Location/details (918.5)
- _____ Power supply/wiring (918.6, 918.7)
- _____ Alarm-notification appliances (918.8)
- _____ Voice/alarm signaling system (918.9)

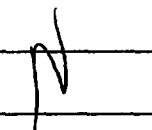
AUTOMATIC FIRE DETECTION SYSTEMS

- _____ Approval (919.3)
-  _____ Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- _____ Residential (R-1) (919.4.4)
- _____ Sprinklered buildings exception (919.5)
- _____ Zones (919.6)

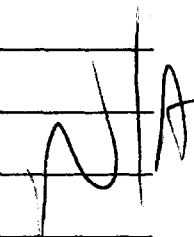
SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- _____ Residential (R-1) (920.3.1)
-  _____ Residential (R-2, R-3) (920.3.2)
- _____ Institutional (I-1) (920.3.3)
- _____ Interconnection (920.4)
- _____ Battery backup (920.5)

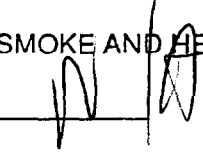
FIRE EXTINGUISHERS

-  _____ Approval (921.1)
- _____ Required (921.2)

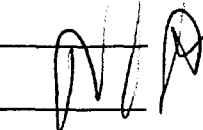
SMOKE CONTROL SYSTEMS

-  _____ Passive system (922.2.1)
- _____ Mechanical system (922.2.2)
- _____ Smoke removal (922.3)
- _____ Activation (922.4)
- _____ Standby power (922.5)

SMOKE AND HEAT VENTS

-  _____ Size and spacing (923.2)

SUPERVISION

-  _____ Fire suppression systems (924.1)
- _____ Fire alarm systems (924.2)

MEANS OF EGRESS (continued)

_____	General limitations (1005.0)	_____	Ramps (1016.0)
_____	Air movement in egress elements (1005.7)	_____	Means of egress doorways (1017.0)
_____	Types and location of egress (1006.0)	_____	Number of doorways (1017.2)
_____	Exit access travel distance (1006.5 and Table 1006.5)	_____	Size of doors (1017.3)
_____	Accessible means of egress (1007.0)	_____	Door hardware (1017.4)
_____	Emergency escape (1010.4)	_____	Revolving doors (1018.0)
_____	Exit access passageways and corridors (1011.0)	_____	Horizontal exits (1019.0)
_____	Aisles and accessways (1012.0)	_____	Level of exit discharge passageway (1020.0)
_____	Grandstands (1013.0)	_____	Guards (1021.0)
_____	Interior stairways (1014.1 - 1014.11)	_____	Handrails (1022.0)
_____	Exterior stairways (1014.1 - 1014.10, 1014.12)	_____	Exit signs and lights (1023.0)
_____	Smokeproof enclosures (1015.0)	_____	Means of egress lighting (1024.0)
			Access to roof (1027.0)

ACCESSIBILITY (Chapter 11)

_____	Required (1103.0)	_____	Accessible entrances (1106.0)
_____	Accessible route (1104.0)	_____	Special use groups (1107.0)
_____	Parking facilities (1105.0)	_____	Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

_____	Room dimensions (1204.0)	_____	Air-borne noise (STC) (1214.2)
_____	Roof spaces (1210.1, 1211.2)	_____	Structure-borne sound (IIC) (1214.3)
_____	Crawl spaces (1210.2, 1211.1)	_____	Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

_____	Performance requirements (1403.0)	_____	Combustible material restrictions (1406.0)
_____	Wall sidings and veneers (1404.0, 1405.0)		

ROOFS AND ROOF STRUCTURES (Chapter 15)

_____	_____
_____	_____
_____	_____

Performance requirements (1505.0)

Low-slope roof coverings (1507.5)

Fire classification (1506.0)

Flashing (1508.0)

Steep-slope roof coverings (1507.4)

Roof structures (1510.0)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL LOADS (Chapter 16)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____

_____ Live load reduction (1603.2, 1606.7)

_____ Roof live loads (1603.3, 1607.0)

Roof snow loads (1603.4, 1608.0)

_____ Ground snow load, P_g (1608.3)

_____ If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4)

_____ If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.4)

_____ Sloped roof snowload, P_s (1608.5)

_____ If $P_g > 10$ psf, snow load importance factor, I (Table 1609.5)

Wind loads (1603.5, 1609.0)

_____ Basic wind speed (1609.3)

_____ Wind exposure category (1609.4)

_____ Wind importance factor, I (Table 1609.5)

_____ Wind design pressure, P (1609.7)

Earthquake loads (1603.6, 1610.0)

_____ Peak velocity-related acceleration, A_v (1610.1.3)

_____ Peak acceleration, A_a (1610.1.3)

_____ Seismic hazard exposure group (1610.1.5)

_____ Seismic performance category (1610.1.7)

_____ Soil-profile type (Table 1610.3.1)

_____ Basic structural system and seismic-resisting system (Table 1610.3.3)

_____ Response modification factor, R , and deflection amplification factor, C_d (Table 1610.3.3)

_____ Analysis procedure (1610.4, 1610.5)

Other loads

_____ Attic load (1606.2.2, 1606.2.3)

_____ Partition loads (1606.2.4)

_____ Concentrated loads (1606.3)

_____ Impact loads (1606.6)

_____ Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

STRUCTURAL DESIGN CALCULATIONS

_____ Submitted for all structural members (107.7)

_____ Signed/sealed (107.7, 114.1)

_____ Deflection limits considered (1604.5)

SEE
ENGINEERING
REPORT

Q

STRUCTURAL DESIGN CALCULATIONS (continued)

_____	Unbalanced snow loads considered (1608.6)	_____	Internal pressure effects considered (1609.7, 1609.8)
_____	Drift snow loads considered (1608.7)	_____	Components and cladding effects considered (1609.8)
_____	Sliding snow loads considered (1608.8)	_____	Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

_____	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____	_____	Masonry construction (1705.5)
_____	Owner's special inspection program specified (1705.0)	_____	Wood construction (1705.6)
_____	Prefabricated items (1705.2)	_____	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
_____	Steel construction (1705.3)	_____	Fireresistive materials (1705.12)
_____	Concrete construction (1705.4)	_____	EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

_____	Soil type (1611.0, 1802.1, 1804.1)	_____	Foundations (1814.0 - 1824.0)
_____	Bearing value (1611.0, 1802.1, 1804.1)	_____	Foundation walls (1611.0, 1812.0)
_____	Soil report (1802.1, 1804.1)	_____	Waterproofing/dampproofing (1813.0)
_____	Prepared fill (1804.1.1)	_____	Retaining walls (1611.0, 1825.0)
_____	Footings (1806.0 - 1811.0)		

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

_____	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	_____	Minimum concrete strength (Table 1907.1.2[1])
_____	Minimum slab requirements (1905.1)	_____	Cold-weather and hot-weather curing speci- fied (1908.9, 1908.10)

MASONRY (Chapter 21)

_____	Engineered masonry design/construction standard specified (2101.1.1)	_____	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
_____	Empirical masonry design (2101.1.2)	_____	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
_____	Construction materials (2104.0)	_____	Glass block (2118.0)
_____	Mortar type (2104.7)	_____	

STEEL (Chapter 22)

_____	Structural steel design/construction standard specified (2203.1, 2203.2)	_____	Formed steel design/construction standard specified (2206.1)
_____	Shop drawing preparation specified (2203.4)	_____	Formed steel member identification (2206.6)
_____	Open-web steel joist design/construction standard specified (2205.1)		

WOOD (Chapter 23)

_____	Installation inspections (2301.2)	_____	Seismic bracing (2305.8)
_____	Design/construction standard specified (2303.1)	_____	Foundation anchorage (2305.17)
_____	Grade mark specified (2303.1.1)	_____	Wood structural panels (2307.0)
HEAVY TIMBER CONSTRUCTION			
_____	Minimum dimensions (605.1, 2304.0)	_____	Particleboard (2308.0)
_____	Design/construction standard specified (2304.1)	_____	Fiberboard (2309.0)
WOOD FRAME CONSTRUCTION			
_____	Fastening and construction details (2305.0, Table 2305.2)	_____	Fireretardant-treated wood (2310.0)
_____	Wind bracing design required (2305.7)	_____	Decay and termite protection (2311.0)
		_____	Joist hangers (2312.0)
		_____	Prefabricated components (2313.1, 2313.3.1)
		_____	Metal-plate-connected trusses (2313.3.1, 2313.3.2)

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

_____	Skylights (2404.0)	_____	Safety glazing (2405.0, 2406.0, 2407.0)
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GYPSON BOARD AND PLASTER (Chapter 25)

_____	Gypsum board materials (2503.0, Table 2503.2, Table 2503.3)	_____	Plaster (2504.0, 2505.0, 2506.0)
-------	-------------------------------------------------------------	-------	----------------------------------

PLASTIC (Chapter 26)

_____	Approved materials (2601.2)	_____	FOAM PLASTIC (2603.0)
_____	Identification (2601.4)	_____	Labeling (2603.2)
_____	Interior trim (2603.7)	_____	Surface-burning characteristics (2603.3)
_____	Alternative approval (2603.8)	_____	Thermal barrier (2603.4)
		_____	Exterior walls (2603.5, 2603.6)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Unprotected openings (2606.0)

Diffusing systems (2604.5)

Roof panels (2607.0)

Wall panels (2605.0)

Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

Waste- and linen-handling systems (2807.0)

Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2)

Opening protectives (3008.2)

Hoistway enclosure (3007.1)

Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

Flood-resistant construction (3107.0)

Construction and use (3106.1 - 3106.3)

Towers (3108.0)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0)

Additions/alterations (3403.0, 3404.0)

Structural loads (1614.0, 3402.5)

Change of occupancy (1110.3, 3405.0)

Accessibility (1110.0, 3402.7)

Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____%	Percentage of height reduction _____%
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fireresistance rating of vertical opening enclosures _____	
Type of HVAC system _____	serving number of floors _____

BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes _____ No _____, type and location _____
 Fire alarm system: Yes _____ No _____, type _____
 Smoke control: Yes _____ No _____, type _____
 Adequate exit routes: Yes _____ No _____ Dead ends: Yes _____ No _____
 Maximum exit access travel distance _____ Elevator controls: Yes _____ No _____
 Means of egress emergency lighting: Yes _____ No _____ Mixed use groups: Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		+ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3408.9)

Formula	Table 3408.7	Table 3408.8	Score	Pass	Fail
FS-MFS ≥ 0	_____ (FS)	- _____ (MFS)	= _____	_____	_____
ME-MME ≥ 0	_____ (ME)	- _____ (MME)	= _____	_____	_____
GS-MGS ≥ 0	_____ (GS)	- _____ (MGS)	= _____	_____	_____

FS = Fire Safety
 ME = Means of Egress
 GS = General Safety

MFS = Mandatory Fire Safety
 MME = Mandatory Means of Egress
 MGS = Mandatory General Safety

September 19, 2001

Mr. Jonathan Spence, Planner
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

**Subject: Minor Site Plan Submittal for Door Services, Inc. Storage Facility
380 Warren Avenue**

Dear Jonathan:

On behalf of our client, Delta Realty Co., Inc., Environmental Engineering & Remediation, Inc. (EER) is pleased to submit the enclosed application, fee, deed, nine sets of plans and supporting data.

Based on my discussion with you and Marge Schmuckal on September 14, we have also evaluated the existing parking facility and have determined that there is more than adequate parking for the proposed storage facility. Those calculations are attached. We also evaluated the impervious area requirement and have determined that the site will have less than the 80 percent maximum impervious area. Those calculations are attached.

As required by the Site Plan Checklist, the following discussion addresses the written statement required for Items 34 through 47.

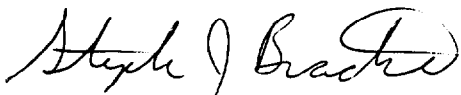
34. The proposed development will consist of a 40' x 150' metal frame and façade structure constructed in the existing gravel surface area behind the Warren Avenue Trade Center Condominium. The structure will provide cold storage for a current tenant, Door Services, Inc.
35. No residential units are proposed.
36. The total parcel area is +2.83 acres.
37. The total floor area and ground coverage of the structure is 6,000 SF.
38. The site is burdened by Verizon for facilities located within the vacated Saville Street. See attached letter. There are no other easements or burdens.
39. The storage facility will not generate any solid waste, though the existing tenants have waste removal services for their existing businesses.

40. Since this facility is for cold storage, it will not require water or sewer utilities. The existing gravel access drive will be paved to provide access onto Warren Avenue through the existing curb opening.
41. EER does not see any problems related to the collection and direction of stormwater runoff. The site currently has a gravel surface and slopes toward the railroad property to the south. EER understands that this parcel is within the Capisic Brook Watershed and feels that the proposed improvements will enhance water quality. Since all gravel areas will be eliminated, the potential sediment deposition from the site will be eliminated. While some of the gravel area will be paved or have the structure constructed over it, all runoff will filter through new grass areas before outletting to the existing drainage courses. The grass areas will naturally filter impurities from the stormwater runoff.
42. The Owner anticipates starting construction immediately upon approval and would have the structure ready for use within four months.
43. No state or federal regulatory approvals are required for this project.
44. There are no pending applications.
45. Not applicable.
46. Not applicable.
47. Evidence of financial and technical capability for Delta Realty Co., Inc. and Environmental Engineering & Remediation, Inc. is attached.

I trust that the attached plans, supporting data and above discussion adequately addresses the submission requirements. Please feel free to call me if you have any questions.

Very truly,

ENVIRONMENTAL ENGINEERING
& REMEDIATION, INC.



Stephen J. Bradstreet, P.E.

Cc: Art Girard

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Delta Realty Co., Inc. 9/21/01
Applicant Application Date

120 Exchange St., Ste. 204, Portland, ME 04101 Door Services Inc.
Applicant's Mailing Address Project Name/Description

Environmental Engineering & Remediation, Inc. 380 Warren Ave., Portland
Consultant/Agent Address Of Proposed Site
828-4650 T Delta Realty 874-2080 F Lots 6,7,8,9 & 10 (Block H)
828-1272 T EER 774-6907 F Map 303 Lots 10,11,12,18,19 &20 (Block G)
Applicant/Agent Daytime telephone and FAX Assessor's Reference, Chart#, Block. Lot#

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other(Specify) _____

6000 SF 2.83 Acres B4
Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

Major Site Plan _____ Minor Site Plan

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: 	Date: <u>9-19-01</u>
-------------------------------------------------------------------------------------------------------------	----------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

TO STEVE BRADSTREET

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **JOHN B. VANCE** and **JOAN A. VANCE**, both being residents of Portland, Maine, for consideration paid, **GRANT TO DELTA REALTY CO., INC.**, a Maine corporation with a mailing address of 120 Exchange Street, Portland, ME 04101, with **WARRANTY COVENANTS**, the premises situated in the City of Portland, Maine, described as follows:

Certain lots or parcels of land situated in Portland in the County of Cumberland on Newcomb Street, being lots numbered sixty-four (64), sixty-five (65), sixty-six (66), sixty-seven (67) and sixty-eight (68) as shown on plan of lots at Warren Avenue Terrace belonging to J. W. Wilbur, said plan being made by Ernest W. Branch, Surveyor, dated April, 1911 and recorded in Cumberland County Registry of Deeds, Plan Book 12, Page 2. Reference is made to Deed dated November 8, 1926 and recorded in the Cumberland County Registry of Deeds at Book 1250, Page 234.

Also certain lots or parcels of land situated in Portland in the County of Cumberland on Newcomb and Saville Streets, being lots numbered sixty-nine (69), seventy (70), seventy-one (71), eighty-six (86), eighty-seven (87) and eighty-eight (88) as shown on plan of lots at Warren Avenue Terrace belonging to J.W. Wilbur said plan being made by Ernest W. Branch, C. E., dated April, 1911 and recorded in Cumberland County Registry of Deeds, Plan Book 12, Page 2. Reference is made to parcel 2 contained in deed dated March 10, 1950 and recorded in said Registry of Deeds at Book 1995, Page 178.

Together with all right, title and interest in and to the streets and ways abutting said lots as shown on said plan of Warren Avenue Terrace. Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deeds of the City of Portland, one dated May 10, 1967 and recorded at Book 2995, Page 214; one dated June 26, 1967 and recorded at Book 3002, Page 862 and one dated June 21, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3418, Page 136.

WITNESS our hands and seals on October 23, 2000.

[Signature]

Witness

[Signature]

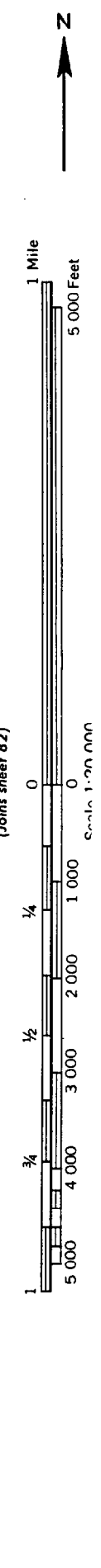
JOHN B. VANCE

[Signature]

Witness

[Signature]

JOAN A. VANCE



PROJECT Warren Ave
LOCATION _____
SUBJECT _____

By SJB
Checked _____
Revised _____

DATE 9/17/01
DATE _____
DATE _____

SHEET _____ Of _____
Job No. _____



Impervious Area

Existing

Parcel \pm 123,471 SF

Impervious	25,200
	43,832
	<u>1,000</u>

70,032 SF

% Impervious $70,032 / 123,471 = 56.7\%$

Proposed

Additional Impervious	6000	Building
	2619	Turnaround
	<u>3220</u>	Driveway

11,839 SF

70,032
<u>11,839</u>
81,871 SF

% Impervious $81,871 / 123,471 = 66.3\%$

Existing Parking Spaces

18 @ 9x19
 18 @ 9x19
 18 @ 9x19
 9 @ 9x19
 22 @ 9x19
2 @ 9x19
 87 spaces

Adams Glass - 1800 SF
 Auto Lab Garage - 4125 SF
 Door Services Inc - 4000 SF - Shop 800 Office/Retail
 Tec Met Garage - 3500 SF
 Daniels Garage - 2500 SF
 Atlantic Molding
 Manufacturing - 2500 SF
 Warehouse - 2500 SF
 Auto Tec Garage - 5000 SF
 26,725 SF

Based on a conversation with Marge Schmuckel on 9/14/01, car repair facilities do not require parking spaces based on floor area

With the exception of Door Services Inc and Atlantic Molding, all tenants are car repair facilities

Door Services Inc - 4000 SF	manufacturing	4 spaces
800 SF	office	2 spaces
Atlantic Molding - 5000 SF	manufacturing	5 spaces
New DSI storage building 6000 SF		<u>6 spaces</u>

Even if remaining 16,925 were manufacturing 17 spaces
 2A 17 spaces



100 Middle Street
Portland, ME 04101-4100

September 18, 2001

Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: Delta Realty, Inc./380 Warren Avenue

Gentlemen:

We understand that Delta Realty desires to construct an addition to its property located at 380 Warren Avenue, and that the City wishes to ascertain that the landlord has the capacity to make these improvements.

Please be advised that the writer has maintained a lending relationship with Arthur Girard for over ten years over which time he has always satisfactorily performed what he set out to do, including the significant renovation of the "Maine National Building". Further, Delta Realty currently has line availability with Citizens Bank well in excess of the estimated \$125,000 to \$150,000 cost of the proposed addition to the Warren Avenue property.

Please call the undersigned if further information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas N. Lea'.

Thomas N Lea
Vice President
Commercial Real Estate

cc Arthur Girard ✓

Environmental Engineering & Remediation, Inc.

Technical Capacity

1. REFERENCES

Selected references for EER are listed below. Additional references are readily available upon request.

City of Bath

55 Front Street

Bath, Maine 04530

John Bubier, City Manager, (207) 443-8330

Peter Owen, Public Works Director, (207) 443-8357

Scott Wilhelm, Wastewater Superintendent, (207) 443-8348

Jim Upham, Director of Planning and Development, (207) 443-8363

Al Smith, CDBG Coordinator, (207) 443-8372

Town of Yarmouth

200 Main Street

Yarmouth, Maine 04096

William Shane, Town Engineer, (207) 846-4971

Town of Bar Harbor

93 Cottage Street

Bar Harbor, Maine 04609

Chip Reeves, Public Works Director, (207) 288-4681

2. PROJECT EXPERIENCE

Yarmouth Road Projects, Yarmouth, Maine

The Town of Yarmouth contracted with EER through their general engineering service agreement for the multi-disciplined design of five road infrastructure improvement projects. One of the five projects (Sligo Road) included 6,100 feet of low-pressure forcemain to service 41 homes. The innovative use of an abandoned watermain as a sleeve for the forcemain installation saved the Town approximately \$80,000. Two other projects (Portland and Bridge Streets) consisted of full depth reconstruction, with stormdrain and sewer upgrades, granite curb and bituminous sidewalks. The Burnell Drive project was primarily a stormdrain project that rerouted drainage through backyards and eliminated the frequent flooding that was occurring. The Bayview Street project involved sidewalk and bike lane improvements. Steve Bradstreet was the project manager and design engineer and was assisted by Steve Dyer and Robert Patten for the

low-pressure force main design. Steve Bradstreet provided presentations at public informational meetings and is providing construction administration.

Hyde Park Infrastructure Improvements, Bath, Maine

In 1999, EER was contracted by the City of Bath in a joint venture with the Bath Water District to incorporate infrastructure improvements to the Hyde Park neighborhood in Bath. The project was developed from the need to replace an aging galvanized and cast iron water main installed during World War II. The deteriorated water main had lost much of its flow capacity due to encrusted scale build-up reducing water pressure and causing frequent breaks. EER worked with the City to develop a project plan and cost estimates that were used to successfully apply for two successive Community Development Block Grants. This enabled the City to replace the water main, limited sanitary sewer pipe, and reconstruct sidewalk and streets within the neighborhood. In total, the project included the installation of over 5,200 feet of water main ranging from 6-inch to 12-inch pipe with associated hydrants, valves, and other appurtenances and the replacement of over 200 water service connections. In addition, the project included installation of 1,600 feet of new 8-inch sanitary sewer, 5,500 feet of road reconstruction, 1,000 feet of resurfaced sidewalk, and over 6,000 feet of new street curbing.

EER personnel coordinated and generated the plans and specifications, and performed all construction administration. EER worked closely with the contractor to develop temporary water to the neighborhood by utilizing the existing main. To provide consistent communication between all parties involved EER facilitated monthly meetings and attended public meetings and provided continual communication between the City of Bath and the Bath Water District.

This project was funded by two successive CDBG grants. EER facilitated the joint effort between the City of Bath and the Bath Water District to successfully achieve the CDBG grant award, which helped make this project possible. In addition, the City of Bath was presented with the DECD Commissioners Award for outstanding achievement in use of CDBG funds and leverage of City funds for activities in economic development and public infrastructure. Steve Bradstreet served as a project engineer and construction administrator. Ray Gallant provided construction monitoring services.

Hulls Cove Wastewater Treatment Plant, Bar Harbor, Maine

EER prepared the preliminary engineering design and final design plans and specifications for the upgrade of the Hulls Cove Wastewater Treatment Plant. The original plant was constructed and commissioned circa 1974 with a capacity of 65,000 gallons per day. The upgrade provided for expansion of the plant's capacity to 150,000 gallons per day to accommodate current and future residential and commercial development in the Hulls Cove area of Bar Harbor, which includes the Acadia National Park visitor's center. The plant expansion includes new influent headworks, two new oxidation ditch rotor aerators, increasing the hydraulic capacity of the existing oxidation ditch, two new dome covered 16-foot diameter clarifiers, new sludge pumping facilities

(including new pump buildings), new chlorination/dechlorination facilities (including new chemical storage and feed systems), architectural improvements to the existing wastewater treatment control/operations building (remodeling the operator's area and new siding/roofing) and implementation of a new process instrumentation and controls system to automate plant monitoring and operations. EER provided construction administration services. This project was partially funded by U.S. Department of Agriculture - Rural Utility Services (Federal) and Department of Environmental Protection (State) monies. Steve Bradstreet served as a project engineer and construction administrator. Ray Gallant provided construction monitoring services.

Lambert Park Infrastructure Improvement, Bath, Maine

The City of Bath contracted EER to provide design services for a \$1.2 million sewer separation project throughout Lambert Park in Bath, Maine. The project design was based on extensive field and television investigations and on a combined sewer overflow (CSO) facility plan previously completed by EER. EER also solicited input from the Bath Water District, Wastewater Treatment Plant personnel and the Department of Public Works as part of developing the project design. Cost estimates and preliminary design were provided for the Community Development Block Grant (CDBG) funding application.

The primary design objective associated with the Lambert Park Sewer Separation project focused on converting an existing 48-inch diameter combined sewer into a central artery for a new dedicated stormwater drainage system. To facilitate this conversion, the design included the construction of several new sanitary sewers were converted into dedicated stormdrains. Several new stormdrains were also included in the design in order to provide improved surface drainage throughout Lambert Park.

The final design of the Lambert Park Sewer Separation Project included over 12,000 feet of storm and sanitary pipeline. Efforts also focused on rehabilitation of existing manholes and catch basins and re-lining of an existing 18-inch diameter sanitary sewer. Other improvements incorporated into the Lambert Park project included the installation of 3,200 feet of new sidewalk, 2,500 feet of new granite curbing, and 15,000 feet of roadway reclamation and paving. EER also developed full contract documents in association with the sewer separation design, which included construction drawings and specifications. Erosion control, stormwater mitigation, wetland protection and best management practices were all incorporated into the design plans. Construction management services were also provided by EER. The project was funded partially by a RUS grant, state parks recreational grant, CDBG grant, State Revolving Fund (SRF) loan and municipal participation.

Commercial Street Stormdrain Outfall, Bath, Maine

The City of Bath contracted EER to provide design services for a 1,830 mm (72 inch) outfall pipe as part of a major stormwater/sewer separation improvement project. The design included 365 meters (1,200 feet) of stormwater outfall pipe, and the relocation of

12 inch and 16 inch watermains. Drawings and specifications were used by the Maine Department of Transportation (MDOT) as an add-on item to their proposal to design/build contractors for the Bath-Woolwich Bridge. This required providing plans in metric scale and to MDOT standards. EER conducted hydrologic analyses of the tributary watershed to confirm pipe sizes throughout the area and coordinated with the MDOT to use overlapping information gathered for the bridge. Project issues included pipeline construction in a congested area, traffic impacts, erosion control, riprap design for the outfall, and coordination with the Maine Department of Environmental Protection (MDEP), MDOT, City of Bath and local citizens. This project was funded (33 percent) by MDOT. Steve Bradstreet served as a design engineer and as the construction administrator for this \$1.1 million project. Ray Gallant provided construction monitoring services.

Wing Farm Business Development, Bath, Maine

The City of Bath contracted with EER through their task order agreement for the design of a 5 lot, 22-acre business/light industrial subdivision on Centre Street Extension. The project involved CDBG, local and Coastal Economic Development funding. The project consisted of the design of \pm 1,800 feet of industrial standard road with granite curb and sidewalk. A watermain was extended into the development and its design was coordinated with the Bath Water District. Crossing the Whiskeag Stream required the design, permitting, and installation of a 66-inch by 152-foot RCP culvert and seventeen feet of fill. The design included an above ground, self-priming centrifugal wastewater pump station. The dual 7.5 HP pumps were designed for immediate buildout but also to have capacity for a proposed 45 acre business park in West Bath. The pump station incorporated a standby generator, all enclosed within a 14-foot by 22-foot building. A bypass pumping assembly and telemetry system were also provided in the design. Steve Bradstreet served as the project manager and design engineer for this project. Steve Dyer and Robert Patten assisted in the design, operations and start-up of the pump station. Steve Bradstreet prepared the environmental and local permitting and provided presentations in a public information forum. Steve Bradstreet also provided all construction administration services.

3. ESTABLISHING AND MAINTAINING BUDGETS

EER recognizes the importance of establishing a sound management structure that is responsive to the needs and requirements of our Clients. The simple organizational approach utilized by EER as a small business provides a high level of quality assurance and quality control (QA/QC) while maintaining efficient cost controls. Mr. Robert Hunter, P.E., provides over 40 years of engineering experience to EER. Mr. Hunter serves as senior technical reviewer for all design projects.

All projects are reviewed on a four-week period for work accomplished, schedule, and cost control. Accounting status sheets are provided to each program manager. Depending on the project, separate program management software may be used to track schedule and construction

status. Cost control and schedule are reviewed on a project-by-project basis on a four-week interval by the company president, office manager and/or lead engineer.

The EER program for costs/schedule control includes sound project management techniques supported by a computerized cost/schedule tracking system. The system utilizes a microcomputer based software package, which provides an integrated systems capability for critical path monitoring (CPM), resource scheduling, cost loading and performance measurement.

4. QUALITY OF WORK

The foundation of our design quality control program is our corporate Quality Management Program Manual. This manual defines the quality control organization, program responsibilities and policies, as well as specific procedures relating to: project management; field investigations and studies; basis of design reports; computations; design; construction engineering; construction; measurement equipment maintenance; computer software control; goods and services procurement; and records control. We also have standard operating procedures (SOPs) for project activities related to design, construction monitoring activities, environmental monitoring activities, and project reporting.

EER employs a multi-leveled approach to quality control for our projects. The quality control approach for the project is established based on the site conditions, objectives of the project, and the knowledge of available measurement systems. The subsequent use of these measurements in calculations and evaluations is also subject to modify the level of the quality control for the project.

During the initial stages of a project, our quality control program includes the use of in-house proprietary design manuals, commercially available standard design manuals, and state-of-the-art engineering software. After the basis of design component of a project is completed a more formal senior level review process is initiated. This stage has two primary tasks associated with it. The first task is an in-house senior level review and review meeting with the design engineer. Depending on the exact nature of the project, this may involve multiple senior level engineers and senior consultants. Conceptual models, design calculations, and preliminary reports and plans are reviewed during this task. After the recommendations from the first task have been incorporated into the project documents and plans, the second task is typically a review meeting with the client/owner. As the process moves through the design process, senior level personnel of EER are continuously available and involved in the project to ensure the level of quality with the project. After the preliminary design of the project, the in-house review and client review meeting process is conducted again for both the preliminary design phase of the project and the final design phase of the project.

EER is a focused civil and environmental engineering firm. As a 13-person organization, our managerial structure is simple and direct. We assign the most qualified personnel as part of the project technical team. One of our senior engineers serves as the task program manager for all assignments. In general, our technical advisory teams have experience in the following

disciplines: stormwater and drainage management; general civil engineering; roadway design; utilities; environmental; and water and sanitary engineering.

EER is often requested to complete multiple tasks on design related projects. Based on this experience, we have identified and successfully addressed potential recurring schedule-related challenges by: having sufficient numbers of experienced staff; integrating project phases; maintaining composite personnel schedules; maintaining a master list of deliverables and milestone dates; emphasizing strong internal and client communications; interfacing frequently with the client and, where necessary, regulatory authorities; and following standard protocols and guidance documents. EER's approach to scheduling by work elements with frequent reviews will provide the Client with the confidence that schedules are realistic and properly monitored and that all deadlines are met. EER team has performed project scheduling using PRIMAVERA, Harvard Total Project Manager, SureTrack Timeline.

In preparing specific plans or assignments, EER uses a structured approach which incorporates a work breakdown schedule (WBS) subtasks which taken together constitutes the entire scope of effort for a project. Each element of the WBS is treated as a separate component (cost account) for the development of work schedules and budgets. Tiered cost accounts are then summarized upward to yield total project budgets. Task schedules are combined through critical path analysis into a project master schedule. This master schedule and the corresponding budget baseline are then used as a performance measurement baseline. As work progresses, actual costs and schedules are provided to the EER Program Manager.

Through our project staff's experience, EER has developed an extensive database of cost requirements for drainage designs, environmental investigations, highway overlay and rehabilitation, utility design and relocation, pre-design investigations, design services, construction management and value engineering design services. This database will allow us to rapidly and accurately develop cost estimates for activities under this procurement. Our experience has also shown that program cost control can be achieved by: assigning experienced program and task managers and providing them with sufficient authority to effectively manage projects; providing proper planning, scheduling, budget, and project review; maintaining direct and active communications with the client and the project team; and providing the program and task managers with timely, accurate, and up-to-date financial information.

5. PROJECTS REFLECTIVE OF BUDGET CONTROL AND QUALITY OF WORK

Yarmouth Road Projects

The Yarmouth Road projects were designed in 2000 and bid last fall. EER designed the projects to the contracted budget with the exception of additional work requested by the Town. This additional work was performed on a time and materials basis with no contract amendment. Since these projects are currently in construction, design related change orders have not surfaced. However, one project, Sligo Road, came in \$80,000 under budget and the Town was able to make additional sidewalk and granite curb upgrades.

Hyde Park Infrastructure Improvements

This project came in under the design budget, allowing the additional monies to be applied to future design projects. The construction contract had two non-design related change orders. One as a deduct and the other was for additional work to re-plumb all 200 services internally within the resident's homes.

Hulls Cove Treatment Plant Upgrade

By instituting the above procedures, we have established sound designs that require few or no change orders during construction. The Hulls Cove Treatment Plant Upgrade is a \$1 million project. Through close adherence to our internal policies, the project is being closed out this month with less than 0.5 percent in design related change orders. Other projects have experienced the same results and our repeat clients attest to our expertise and performance in maintaining project budgets.

6. LITIGATION

Environmental Engineering & Remediation, Inc. (EER) was incorporated in May 1989 in the State of Maine. Since that time, EER has been contracted on an array of operation and maintenance and civil and environmental engineering projects for industries in the New England region, the United States Environmental Protection Agency, the United States Department of Energy, the Maine Department of Environmental Protection, the Maine Department of Transportation and various municipalities. During this period, EER has established strong fiscal stability without a bank default. In addition, EER and its corporate executives have never filed for bankruptcy in a court of law. Finally, EER is not a party to any litigation pending, current or in the last three years which could in any way adversely affect its financial stability.

7. INSURANCE COVERAGE

EER currently maintains the following insurances that are covered under our normal labor rates:

1. Workers' Compensation - \$100,000 per accident/\$500,000 policy limit.
2. Comprehensive General Liability - \$1,000,000 per occurrence/\$2,000,000 aggregate (this covers all of the items outlined in paragraph 1 under Insurance Coverages with the exception of X, C, U hazards).
3. Automobile Liability - \$1,000,000 per single limit (EER does not own any vehicles, therefore our policy is for non-owned vehicles).
4. Professional Liability (Errors & Omissions) - \$1,000,000 per claim/\$1,000,000 aggregate.
5. X, C, U Coverage – this is currently excluded from our policy.

Troy F. McDonald
Right-of-Way Specialist



Verizon Maine
5 Davis Farm Road
Portland, ME 04103

Phone 207.797.1785
Fax 207.797.1098
troy.f.mcdoanld@verizon.com

April 9, 2001

Stephen J. Bradstreet, PE
Environmental Engineering & Remediation, Inc.
222 St. John Street – Suite 314
Portland, Maine 04102

RE: Facility Locations – Saville Street & Newcomb Street, Portland, Maine

Dear Mr. Bradstreet:

As requested our engineering department has reviewed the location of our existing facilities within the right-of-way limits of Saville Street and Newcomb Street in Portland between Warren Avenue and land now or formerly of Portland Terminal Company.

Please be aware that we do have existing facilities within Saville Street in the area between Warren Avenue and land now or formerly of Portland Terminal Company. It is my understanding that you will be petitioning the City of Portland for a vacation of a portion of Saville Street. We would expect the city to provide for a utility easement for our existing location in Saville Street and would ask that the location within the limits of Saville Street be kept free from development.

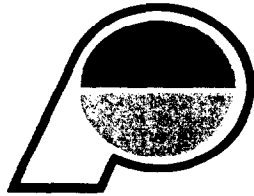
With respect to Newcomb Street, based on information provided by our engineering department, it appears that we do not have any facilities in this area of Newcomb Street and have no opposition to the proposed vacation. It is my recommendation that a public utility easement be retained over the limits of Newcomb Street so that the ability to serve undeveloped lots on Newcomb Street remains.

If you have any questions, do not hesitate to call. You can reach me at (207) 797-1785.

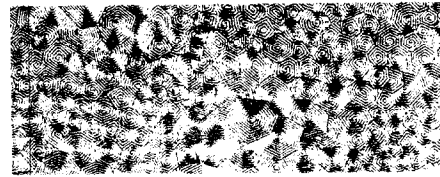
Sincerely,

A handwritten signature in black ink, appearing to read "Troy F. McDonald".

Troy F. McDonald, PLS
Right-of-Way Manager



Package Steel Building Systems



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Polar White*



WALLS



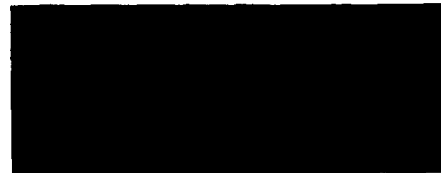
TRIM

Desert Beige*

Burnished Slate*



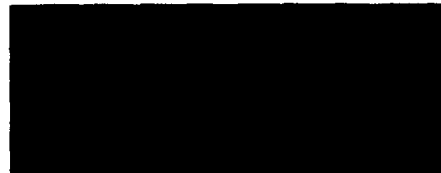
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BISKUP CONSTRUCTION, INC.

P.O. BOX 1058 • PORTLAND, MAINE 04104-1058
TELEPHONE (207) 878-8112

October 24, 2001

Code Enforcement Office
City of Portland
389 Congress Street
Portland, Maine 04101

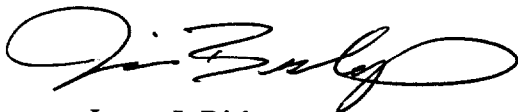
Dear Sir or Madam:

Biskup Construction, Inc. is applying for a building permit on behalf of Delta Realty Co., Inc. to construct a 40' x 150' pre-engineered steel building at the rear of 380 Warren Avenue. This building shall have a shed type roof with a 1:12 roof pitch. The low eave height shall be 18'-0" with the high eave being 21'-4". A 14'-0" x 14'-0" overhead door shall be installed on one end of the building and one pass door installed in both endwalls.

This building will be leased to Door Services, Inc. for the use of cold storage. The building will have neither a sprinkler system, fire alarm system, heating system, nor electrical power at this time.

If you have any questions concerning this project please feel free to call our office.

Sincerely,



James I. Biskup
President

JIB:KRB

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2001-0262
Application I. D. Number
09/20/2001
Application Date
380 Warren Ave. 6000 SqFt
Project Name/Description

Delta Realty Co
Applicant
120 Exchange St. Ste 204, Portland, ME 04101
Applicant's Mailing Address
Delta Realty
Consultant/Agent
Agent Ph: (207)874-2080 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

380 - 380 Warren Ave, Portland, Maine
Address of Proposed Site
303 G010001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

6000 Sf
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|-------------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **09/21/2001**

Planning Approval Status:

Reviewer **Jonathan Spence**

- Approved Approved w/Conditions See Attached Denied

Approval Date **10/15/2001** Approval Expiration **10/15/2002** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Jonathan Spence** **11/07/2001**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	11/07/2001 date	\$23,255.00 amount	06/01/2002 expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0262

Application I. D. Number

09/20/2001

Application Date

380 Warren Ave. 6000 SqFt

Project Name/Description

Delta Realty Co

Applicant

120 Exchange St. Ste 204, Portland, ME 04101

Applicant's Mailing Address

Delta Realty

Consultant/Agent

Agent Ph: (207) 874-2080

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

380 - 380 Warren Ave, Portland, Maine

Address of Proposed Site

303 G010001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 If electrical power is brought to the new building at any time in the future, upgrades to the emergency lighting will be made and any exterior lighting erected will be in compliance with the City of Portland Technical and Design Standard
- 2 The exterior storage located near the east end of the existing building will be removed from the site prior to the issuance of a certificate of occupancy

Approval Conditions of Fire

- 1 the fire department shall have access to two sides of the building

Approval Conditions of Zoning

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for any new signage.